

GENERAL PLAN 2020 REFERRAL MATRIX

EAST COUNTY COMMUNITIES

Alpine

County Islands

Crest/Dehesa/Harbison Canyon/Granite Hills

Jamul/Dulzura

Lakeside/Pepper Drive-Bostonia

Otay

Ramona

Spring Valley

Sweetwater

Valle de Oro

GENERAL PLAN 2020 REFERRAL MATRIX

ALPINE

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
CHANGE to Working Copy Map						
AGREE with Property Owner Request						
91	<p><i>Greg Lambron (Helix Land Co)</i></p> <p>Located on Puetz Rd, 4-5 miles north of I-8 and Dunbar Lane interchange.</p> <ul style="list-style-type: none"> 220.21 acres Semi-Rural category <p>APNs: 402-261-01 402-160-18, 19</p>	1 du/ 4,8,20 acres	1 du/4 acres	1 du/4 acres and be designated a receiving area	1 du/4 acres	<p>AGREE with <u>1 du/4 acres</u></p> <ul style="list-style-type: none"> On the existing suburban edge Within the County Water Authority boundary Site is in steep terrain with limited access Receiving areas are not being addressed at this time
92	<p><i>Jane Tammadge</i></p> <p>Located south of I-8 on a prominent hillside overlooking Harbison Canyon Road at the edge of Alpine, 1-2 miles south of South Grade Road/ Arnold Way</p> <ul style="list-style-type: none"> 92.45 acres Semi-Rural and Rural Lands categories <p>APNs: 404-100-32 to 34</p>	1 du/ 4,8,20 acres	1 du/acre and 1 du/20 acres	1 du/acre - agreed with staff's recommendation subsequent to previous Planning Commission Hearings	1 du/acre	<p>AGREE with <u>1 du/acre</u> on northern 16 acres and <u>1 du/20 acres</u> on southern 76.45 acres</p> <ul style="list-style-type: none"> Referral agrees with staff's recommendation The 'buildable' areas are along the Harbison Canyon Rd with sewer/water/road access and immediately adjacent to a new large-scale subdivision Owner and planning group have expressed agreement with this compromise In close proximity to the existing Harbison Canyon Country Town

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
NO CHANGE to Working Copy Map						
93	<p><i>Stan Dotts</i></p> <p>Located at the I-8 and Dunbar Lane interchange.</p> <ul style="list-style-type: none"> 88.6 acres Village and Semi-Rural categories <p>APNs: 402-140-09 402-141-11</p>	1 du/2,4 acres	2 du/acre and 1 du/acre	2 du/acre and 1 du/acre	1 du/acre	<p>AGREE with <u>2 du/acre</u> on southern 40 acres and <u>1 du/acre</u> on northern 40 acres</p> <ul style="list-style-type: none"> Location and village concepts allow for this area, with existing sewer/water/freeway access, to become an eventual village area Well defined topographic edge and geographical center allow for higher intensities The southern 40 acres of the site are located closest to the existing sewer, water and transportation services. The northern areas are located closer to the topographic edge of Blossom Valley.
94	<p><i>Jim Whalen (representing Gildred Family Property)</i></p> <p>Located directly north and adjacent to property above (referral #1), 5-8 miles north of I-8 and Dunbar Ln Interchange.</p> <ul style="list-style-type: none"> 280 acres Rural Lands category <p>APN: 402-161-02</p>	1 du/4,8,20 acres	1 du/40 acres	1 du/4 acres *	Existing General Plan designation – 1 du/4,8,20 acres	<p>DISAGREE - Retain <u>1 du/40 acres</u></p> <ul style="list-style-type: none"> Outside the County Water Authority boundary Sensitive biological constraints Steep terrain Limited access Watershed considerations Area is immediately adjacent to National Forest and the El Capitan reservoir Would leapfrog existing growth patterns <p>* <i>Area subject to further refinement</i></p>

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
95	<p><i>Kent Dawson</i></p> <p>Located off Tavern Road and near the middle school, 0.5 miles from Alpine Boulevard and I-8.</p> <ul style="list-style-type: none"> ▪ 4.42 acres ▪ Village Designation <p>APN: 404-262-39</p>	1 du/ 1,2,4 acres	2 du/acre	1 du/ 4 acres – equestrian issues, wants to board horses	2 du/acres	<p>DISAGREE - Retain <u>2 du/acres</u></p> <ul style="list-style-type: none"> ▪ Related to Village Concept as the area has existing infrastructure ▪ The proposed density allows for equestrian uses, which is the referral's main concern

GENERAL PLAN 2020 REFERRAL MATRIX

COUNTY ISLANDS

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
CHANGE to Working Copy Map						
Compromise with Property Owner Request						
96	<p><i>Greg and John Spounias</i></p> <p>Located in the northeastern portion of the Lincoln Acres plan area, adjacent to National City. Current land use is industrial.</p> <ul style="list-style-type: none"> 1.9 and approx. 0.25 acres Village category <p>APNs: 564-080-14, 15</p>	4.3 du/acre	4.3 du/acre	24 du/acre	No CPG/CSG	<p>COMPROMISE of <u>14.5 du/acre</u></p> <ul style="list-style-type: none"> Consistent with other density increases in Lincoln Acres Affected by National City Sphere of influence National City General Plan designation to the east permits one detached single-family dwelling for lots which cannot be subdivided, equivalent to maximum potential yield of 8.7 units per acre National City General Plan designation to the northeast equivalent to maximum potential of 4.4 units per acre Infrastructure available

GENERAL PLAN 2020 REFERRAL MATRIX

CREST/DEHESA/HARBISON CANYON/GRANITE HILLS

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
CHANGE to Working Copy Map						
Agree with Property Owner Request						
97	<p><i>Bob Fullerton</i></p> <p>Adjacent to Crest Country Town on west side (1 du/acre).</p> <ul style="list-style-type: none"> 11.97 acres Rural Lands category <p>APN: 509-010-56</p>	1 du/2,4 acres	1 du/20 acres	Retain existing designation or allow higher density	1 du/2 acres	<p>AGREE with <u>1 du/acre</u></p> <ul style="list-style-type: none"> 1 du/acre is more consistent with existing land patterns Majority of parcel 0-25% slope Adjacent to Country Town, developed area
Compromise with Property Owner Request						
98	<p><i>David Jewell (representing property buyer)</i></p> <p>Located in western portion of plan area, adjacent to Granite Hills (1 du/acre) to the west and southwest and 1 du/20 acres to the northeast, east, and southeast.</p> <ul style="list-style-type: none"> 102.44 acres total Rural Lands category 	1 du/4,8,20 acres and 1 du/2,4 acres	1 du/20 acres	1 du/4 acres	<p>1 du/4 acres on parcel adjacent to Granite Hills</p> <p>1 du/20 acres on all other parcels</p>	<p>COMPROMISE of <u>1 du/4 acres</u> on the three parcels closest to existing development (Granite Hills) and <u>1 du/20 acres</u> on remaining parcels</p> <ul style="list-style-type: none"> Adjacent to existing development (Granite Hills) 0-25% slope on area adjacent to development Contains biological constraints Multiple Species Conservation Plan Preapproved Mitigation Area Road access available Outside existing Current Urban Development Area (Community Planning Group has emphasized importance of the Urban Limit Line – does not want it extended)

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
	APNs: 512-100-01, 02, 04 512-110-01, 02 512-120-06					<ul style="list-style-type: none"> Generally supports planning group position
99	<p><i>Gary, Suzanne and Steve Smith</i> <i>Carol A. Leone</i> <i>(representing Kern Family, LLC)</i></p> <p>Located in Dehesa. West of Sycuan Indian Reservation, south of Dehesa Country Town (1 du/4 acres) and north of sand mining operation.</p> <ul style="list-style-type: none"> 106.28 acres Rural Lands category <p>APN: 516-020-19</p>	<p>1 du/2,4 acres</p> <p><i>(8 acre minimum zone on west side and 2 acre minimum zone on east side)</i></p>	1 du/20 acres	Retain existing designation	1 du/4 acres	<p>COMPROMISE of <u>1 du/10 acres</u></p> <ul style="list-style-type: none"> Slope >25% on eastern portion, approximately one-half of property Some sensitive habitat, varying habitat values (low to very high), low habitat value on 0 - 25% slope Multiple Species Conservation Plan Preapproved Mitigation Area Low species sensitivity Resource Conservation Area (McGinty Mountain – Sequan Peak) Adjacent to Sycuan Indian Reservation Consistent with existing development pattern on north and northwest sides
100	<p><i>Lorraine Walls</i></p> <p>Located in the center of the plan area, along Harbison Canyon Rd, between Harbison Canyon and Dehesa. Adjacent to 1 du/4 acres to the south, but mostly surrounded by 1 du/20 acres.</p>	1 du/4,8,20 acres	1 du/20 acres	1 du/4,8,20 acres	1 du/4 acres	<p>COMPROMISE of <u>1 du/4 acres</u> on the two western parcels and <u>1 du/20 acres</u> on eastern parcel</p> <ul style="list-style-type: none"> Some 0-25% slope, >25% on majority of parcels High biological sensitivity Resource Conservation Area (Harbison Canyon) Adjacent to/surrounded by existing development pattern on west side, but lack of development pattern on east side

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
	<ul style="list-style-type: none"> 27.56, 6.68 and 38.01 acres Rural Lands category <p>APNs: 510-020-12 510-031-06 510-040-17</p>					
101	<p><i>Frank Bongiovanni</i></p> <p>Located in the northern portion of the plan area, adjacent to 1 du/2 acres to the south.</p> <ul style="list-style-type: none"> 15.3 acres Semi-Rural category <p>APN: 399-130-02</p>	1 du/2,4 acres	1 du/10 acres	Retain existing designation	1 du/2 acres	<p>COMPROMISE of <u>1 du/4 acres</u></p> <ul style="list-style-type: none"> Majority of parcel 0-25% slope Most surrounding parcels are 4 acre or greater Supports other correspondence received from area
102	<p><i>John Gibson</i></p> <p>Located in the northern portion of plan area, adjacent to the preserve on southeast border. One parcel adjacent to Alpine (1 du/20 acres).</p> <ul style="list-style-type: none"> 367.87 acres total Rural Lands category <p>APNs: 399-020-13, 17 399-021-03, 15</p>	1 du/4,8,20 acres	1 du/40 acres	Retain existing designation	1 du/4 acres (based on slope)	<p>COMPROMISE of <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> Slope >25% on majority of property High level of biological sensitivity Portion in existing Resource Conservation Area (Harbison Canyon) Two-thirds of property in Multiple Species Conservation Plan Preapproved Mitigation Area Adjacent to 8-acre parcels to west and proposed designation of 1 du/20 acres to east (Alpine) General lack of development in area

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
103	<p><i>William Schwartz (representing Crestlake)</i></p> <p>Located in the most northerly corner of the plan area. Proposed project site is located in Lakeside, Alpine, and Crest/Dehesa plan areas. Surrounded by preserved land and 1 du/20 acres. South of I-8.</p> <ul style="list-style-type: none"> Approximately 294 acres Rural Lands category <p>APNs: 396-130-03 396-130-04 399-020-04</p>	1 du/ 4,8,20 acres	1 du/ 40 acres	Retain existing designation	Designation consistent with TM in process	<p>COMPROMISE of <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> Active case (TM 5082) 0-25% slope in northeastern portion High biological sensitivity- partially located in Multiple Species Conservation Plan Preapproved Mitigation Area Portions in Resource Conservation Area (Harbison Canyon) Adjacent to proposed 1 du/20 acres to east (Alpine)
104	<p>Robert Davison</p> <p>Located in northern portion of plan area. Adjacent to the preserve on northwest side.</p> <p>APNs: 399-130-28 399-020-16 399-021-06</p>	<p>399-130-28: 1 du/2,4 acres</p> <p>399-020-16, 399-021-06: 1 du/4,8,20 acres</p>	1 du/40 acres	Request to retain existing density designation	1 du/4 acres (based on slope)	<p>COMPROMISE of <u>1 du/4 acres</u> on most southwestern parcel and <u>1 du/10 acres</u> on remainder</p> <ul style="list-style-type: none"> Slope >25% on majority of property, minimal >50% slope Minimal habitat value Southwestern parcel generally surrounded by 4 to 5 acre parcel sizes

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
105	<p><i>Paul Ulrich</i></p> <p>Crestview Properties, adjacent to the Crest existing Country Town on the east side.</p> <ul style="list-style-type: none"> 50.93 and 40 acres Rural Lands category <p>APNs: 510-010-12 509-010-51</p>	1 du/2,4 acres	1 du/20 acres	1 du/acre or remain the same	1 du/2 acres on western parcel and 1 du/4 acres on eastern parcel	<p>COMPROMISE of <u>1 du/2 acres</u> on western portion</p> <ul style="list-style-type: none"> Minimal slope on western portion Minimal habitat value Majority in Multiple Species Conservation Plan Preapproved Mitigation Area Adjacent to Country Town, developed area Generally supports planning group recommendation <p>Retain <u>1 du/20 acres</u> on eastern portion</p> <ul style="list-style-type: none"> Slope >25% on majority of parcel Biological constraints Multiple Species Conservation Plan Preapproved Mitigation Area
NO CHANGE to Property Owner Request						
106	<p><i>Leonard and Monica Teyssier Family Trust</i></p> <p>Sloan Ranch Area, located in the most southeasterly portion of plan area. Surrounded by public land.</p> <ul style="list-style-type: none"> 80 acres Rural Lands category <p>APN: 521-090-09</p>	<p>1 du/4,8,20 acres</p> <p>(8 acre minimum zone)</p>	1 du/80 acres	Retain existing designation	1 du/80 acres	<p>DISAGREE - Retain <u>1 du/80 acres</u></p> <ul style="list-style-type: none"> Rugged terrain: slope >25% on almost entire area, >50% in southern portion High biological value Resource Conservation Area (McGinty Mountain – Sequan Peak) Groundwater dependent Surrounded by public land (California Fish & Game) Limited accessibility Supports planning group recommendation

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
107	<p><i>Lee Vance</i></p> <p>The Villas at Singing Hills (PAA 90-15), located between Crest existing Country Town and the Singing Hills Specific Plan. Mostly surrounded by rural lands.</p> <ul style="list-style-type: none"> ▪ Approximately 1,200 acres ▪ Rural Lands category <p>APNs: 508-080-08 +</p>	1 du/ 4,8,20 acres	1 du/ 20 acres	Specific Plan	1 du/ 20 acres	<p>DISAGREE - Retain <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> ▪ Active case (GPA) ▪ Rugged terrain, majority of property >25% slope, some >50% ▪ Biological constraints ▪ Multiple Species Conservation Plan ▪ Preapproved Mitigation Area ▪ Portion in Resource Conservation Area (McGinty Mountain – Sequan Peak) ▪ Lack of development pattern ▪ Lack of services ▪ Limited circulation access ▪ Supports planning group recommendation ▪ Retains community character of distinct Country Towns

GENERAL PLAN 2020 REFERRAL MATRIX

JAMUL/DULZURA

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
CHANGE to Working Copy Map						
Agree with Property Owner Request						
108	<p><i>Bill Schwartz</i></p> <p>Part of a subdivision of with lots ranging from 1 to 4 acres inside the County Water Authority boundary to the north of Lyons Valley Rd. Southern portion of subdivision has 1 du/acre designation.</p> <ul style="list-style-type: none"> 1.88 acres Semi-Rural category <p>APN: 519-312-59</p>	1 du/2,4 acres	1 du/4 acres	1 du/acre (consistent with surrounding parcels)	1du/ 2,4 acres. Higher density is not appropriate due to slope constraints.	<p>AGREE with <u>1 du/acre</u></p> <ul style="list-style-type: none"> Surrounded by similar size lots (approximately 2 acres) Northern properties have steep slopes but all other properties are relatively flat No environmental constraints Change would keep the parcel at semi-rural densities and provide consistency with southern area that has similar topographical and environmental characteristics Located in an area with existing infrastructure
109	<p><i>Wayne Hinrichsen</i></p> <p>Located outside the County Water Authority boundary on septic system in an area adjacent to 1 du/10 acres.</p> <ul style="list-style-type: none"> 24.75 acres Rural Lands category 	1 du/ 4,8,20 acres	1 du/ 40 acres	1 du/ 10 acres	Existing density of 1 du/ 10,20 acres	<p>AGREE with <u>1 du/10 acres</u></p> <ul style="list-style-type: none"> Good road access Surrounding parcel sizes are roughly 10 acres This parcel and adjacent parcels should be pulled in for consistency with surrounding lots of similar size Groundwater dependent

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
	APN: 519-110-22					
Compromise with Property Owner Request						
110	<p><i>Thure Stedt</i></p> <p>East of proposed Rancho Miel Specific Plan and north and west of Honey Springs Rd.</p> <ul style="list-style-type: none"> 48.0, 46.2, and 50.61 acres Rural Lands category <p>APNs: 600-042-08, 09, 10</p>	1 du/ 4,8,20 acres	1 du/ 40 acres	1 du/ 10 acres	1 du/ 10 acres on two northern parcels and 1 du/40 acres on remaining parcel	<p>COMPROMISE of <u>1du/10 acres</u> on northern two parcels and <u>1du/40 acres</u> on southern parcel</p> <ul style="list-style-type: none"> Parcels are located in proximity to roads on two sides (area proposed at 1 du/ 10 ac) Southern parcel is constrained by steep slopes Northern two parcels are surrounded on two sides by 1du/10 acre density
111	<p><i>Chuck Bantier</i></p> <p>Two adjacent parcels outside the County Water Authority boundary on septic system. Skyline Truck Trail runs through the southern parcel, which is relatively flat.</p> <ul style="list-style-type: none"> 60.38 and 41.33 acres Rural Lands category <p>APNs: 599-052-01 522-130-16</p>	1 du/ 4,8,20 acres	1 du/ 40 acres	Retain existing designation	Existing density of 1 du/10,20 acres	<p>COMPROMISE of <u>1du/10 acres</u> on southern parcel (Rural Lands to Semi-Rural) and <u>1 du/20 acres</u> on northern parcel. Both parcels are groundwater dependent.</p> <p>Southern parcel:</p> <ul style="list-style-type: none"> No significant slope issues Direct access from Lyons Valley Road Environmental constraints are similar to adjacent properties with higher densities Consistent with surrounding lot configurations <p>Northern parcel:</p> <ul style="list-style-type: none"> Significant slope issues No direct access Similar size to adjacent lots at 1 du/20 acres.

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
112	<p><i>Byron White (representing Forest Park, Lawson Acres, Lawson Heights, Lawson Valley, and Lyons Vista Partnerships)</i></p> <p>Five land partnerships located at the northeastern end of the Planning Area. Parcels are north of Skyline Truck Trail outside the County Water Authority boundary on septic systems and include over 100 parcels of various sizes. Parcel groundwater dependency requires 8-acre minimum lot sizes.</p> <ul style="list-style-type: none"> ▪ 2,800 acres total (consisting of two, large non-contiguous regions) ▪ Rural Lands category 	1du/ 4,8,20 acres	1du/40 acres	Maintain present 8-acre zoning minimums	1du/ 10,20 acres	<p>COMPROMISE of <u>1 du/10 acres</u> and <u>1 du/20 acres</u> on western portion</p> <p>1 du/10 acre area:</p> <ul style="list-style-type: none"> ▪ Reflects current parcelization and consistency with adjacent density pattern ▪ 1 du/20 acres for larger parcels in area surrounded by 1 du/10 acre designation <p>1 du/20 acre area:</p> <ul style="list-style-type: none"> ▪ Responds to significant community concerns regarding the 1 du/40 acre designation <p>Retain <u>1 du/40 acres</u> in eastern portion:</p> <ul style="list-style-type: none"> ▪ No existing pattern of development ▪ 1 du/40 acres retains existing rural character ▪ Location at the furthest end (east) of the Planning Area away from existing development ▪ Provides consistent land designation patterns and is consistent with planning concept of retaining the existing rural atmosphere

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
NO CHANGE to Working Copy Map						
113	<p><i>John Pynenburg</i></p> <p>Located at southeastern end of community boundary, bisected by Hwy 94. Outside the County Water Authority boundary.</p> <ul style="list-style-type: none"> 76.41 acres Rural Lands category <p>APN: 652-030-02</p>	1 du/ 4,8,20 acres	1 du/40 acres	Retain existing density. Pipeline concern.	Existing density of 1 du/ 10,20 acres (lack of water to site)	<p>DISAGREE - Retain <u>1du/40 acres</u></p> <ul style="list-style-type: none"> Upper portion consists of coastal sage scrub Significantly steep slopes Environmental constraints Similar, surrounding parcel size (lack of parcellization) in the area Slopes > 25% on more than half of parcel Groundwater dependent Low density is sensitive to environmental constraints and retains the character of the area
114	<p><i>Jack Bennett</i></p> <p>Inside the County Water Authority boundary between San Miguel Mountain Rd and Proctor Valley Rd.</p> <ul style="list-style-type: none"> 41.01 acres Rural Lands category <p>APN: 598-010-15</p>	1 du/ 4,8,20 acres	1 du/ 20 acres	Retain existing density	Existing density of 1 du/10,20 acres with concerns about final subdivision map; if public water service is provided, then 1 du/ 4 acres may be recommended.	<p>DISAGREE - Retain <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> Located in the County Water Authority boundary Contains steep (25-50%) slopes In the vicinity of the San Miguel Mountains There are few dwelling units in this area Within the Multiple Species Conservation Plan boundary and located within the South County Preapproved Mitigation Area The only access is using Proctor Valley Rd, which ends before reaching Hwy 94 Low density is sensitive to environmental constraints and retains rural character Groundwater restrictions require 11-acre minimum lot sizes There is no water line to the property

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
115	<p><i>Paul Alexander</i></p> <p>All three parcels are located directly north of the proposed Rancho Miel subdivision (former Honey Springs Ranch) on lot sizes of 50 acres or greater.</p> <ul style="list-style-type: none"> 52.31, 57.61, and 74.94 acres Rural Lands category <p>APNs: 599-090-23 599-101-24 599-180-01</p>	1 du/ 4,8,20 acres	1 du/ 40 acres	Retain existing density	1 du/ 20 acres	<p>DISAGREE - Retain <u>1 du/40 acres</u></p> <ul style="list-style-type: none"> High environmental constraints--parcels are entirely within the Multiple Species Conservation Plan Preapproved Mitigation Area Slope varies between 25% to over 50% over the entire property 1 du/40 acres retains the community character Groundwater dependent
116	<p><i>James Greco</i></p> <p>Honey Springs Ranch area is contained within a unique County Water Authority boundary in an area east of the main County Water Authority boundary. Honey Springs Road runs through southern portion of site.</p> <ul style="list-style-type: none"> 2,022 acres Expired Specific Plan 	Specific Plan (0.2) Vacant	1 du/40 acres	Retain existing density	1 du/ 4,10,20 acres, with removal of County Water Authority boundary	<p>DISAGREE - Retain <u>1du/40 acres</u></p> <ul style="list-style-type: none"> Parcels are large and undeveloped and there is a lack of roads/services (water pipes) to site Greater than 25 percent slopes in more than one-half of the area Groundwater restrictions require 8-acre minimum lot sizes Higher densities would result in leapfrog development

GENERAL PLAN 2020 REFERRAL MATRIX

LAKESIDE/PEPPER DRIVE-BOSTONIA

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
CHANGE to Working Copy Map						
Agree with Property Owner Request						
117	<i>Thure Stedt</i> Green Hills Ranch	Specific Plan	1 du/4 acres	Retain Specific Plan	Retain Specific Plan	AGREE with retaining <u>Specific Plan designation</u> <ul style="list-style-type: none"> ▪ MAPPING ERROR
118	<i>John Musial and Russ Hunt</i> Rios Canyon Ranch, located within the Lakeside and Crest/Dehesa Plan Areas, along southern border of Lakeside. <ul style="list-style-type: none"> ▪ 595 acres ▪ Semi-Rural category 	Most of the site is 1 du/ 4,8,20 acres. Small areas are 1 du/acre or 4.3 du/acre.	1 du/4 acres	Work with staff to refine proposed general plan designations	Project has too much cut and fill and too much density on slopes	AGREE with <u>split designation</u> of densities on project site (exact location of split is subject to change based on review of project) <ul style="list-style-type: none"> ▪ Active case ▪ Adjacent to Crestridge Ecological Preserve ▪ Split designation may allow the clustering of development in appropriate areas and preservation of sensitive habitat adjacent to the Preserve
119	<i>Wendy Wyborny</i> Located in Flinn Springs area south of Old Hwy 80. <ul style="list-style-type: none"> ▪ 2.4 acres ▪ Semi-Rural category adjacent to Village category APN: 396-090-12	General Commercial and 1 du/ 2,4 acres	General Commercial and 1 du/ 2 acres	1 du/acre+	1 du/ 2,4 acres	AGREE with <u>2 du/acre</u> <ul style="list-style-type: none"> ▪ Area consists of 6 small parcels with split designations of residential and commercial ▪ Residential density across the highway is 2 du/acres and Village Regional Category ▪ Slopes of less than 25%

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
Compromise with Property Owner Request						
120	<p><i>Lee Vance</i></p> <p>Located in southeastern Lakeside along Multiple Species Conservation Plan archipelago.</p> <ul style="list-style-type: none"> 78.8 acres Semi-Rural category <p>APN: 397-180-11</p>	1 du/ 1,2,4 acres and 4.3 du/acre	1 du/ 4 acres	4.3 du/acre	4.3 du/acre	<p>COMPROMISE to <u>split designation similar to the existing GP</u> (exact location of split is subject to change based on review of project)</p> <ul style="list-style-type: none"> Active case Part of Multiple Species Conservation Plan archipelago predominantly surrounded by 4.3 densities Steep slopes on one side of property and sensitive habitat on the other side Split designation allows the clustering of development in appropriate areas and preservation of sensitive habitat on remainder
121	<p><i>Anton Botter</i></p> <p>Located north of High Meadows Ranch and southeast of San Vicente Reservoir.</p> <ul style="list-style-type: none"> 6.95 acres Semi-Rural category <p>APN: 329-132-26</p>	1 du/ 2,4 acres	1 du/10 acres	1 du/acre	1 du/ 2,4 acres	<p>COMPROMISE of <u>1 du/4 acres</u></p> <ul style="list-style-type: none"> Compatible with density of High Meadows Ranch Specific Plan Within the County Water Authority boundary Provides buffer between adjacent densities of Specific Plan (1 du/3 acres) to the south and 1 du/10 acres outside the County Water Authority boundary to the north Wildcat Canyon Rd. provides the only access and is already below an acceptable level of service

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
122	<p><i>Greg Lambron</i></p> <p>Located in Muth Valley, north of High Meadows Ranch and southeast of San Vicente Reservoir.</p> <ul style="list-style-type: none"> 78.57 acres Semi-Rural category <p>APNs: 329-132-31 to 33, 36 329-132-45, 46 389-020-06, 07</p>	1 du/ 2,4 acres	1 du/2 acres and 1 du/ 10 acres	2.5 acres lots	1 du/ 2 acres	<p>COMPROMISE of <u>1 du/4 acres</u> on 38.33 acres and <u>1 du/2 acres</u> on 40.24 acres</p> <ul style="list-style-type: none"> Active case Multiple Species Conservation Plan Hardline development/preservation area Compatible with density of High Meadows Ranch Specific Plan Within the County Water Authority boundary Provides buffer between adjacent densities of Specific Plan (1 du/3 acres) to the south and 1 du/10 acres outside the County Water Authority boundary to the north Consistent with County policy on Multiple Species Conservation Plan Hardline areas Wildcat Canyon Rd. provides the only access and is already below an acceptable level of service
123	<p><i>Nadine Dailey</i></p> <p>Located in Flinn Springs area south of Old Hwy 80.</p> <ul style="list-style-type: none"> 1 acre total (two residential parcels) Semi-Rural category adjacent to Village category <p>APNs: 396-090-08, 14, 15</p>	General Commercial and 1 du/ 2,4 acres	1 du/ 2 acres	2 du/acre	Existing general plan	<p>COMPROMISE of <u>2 du/acre</u> on residential parcels only</p> <ul style="list-style-type: none"> Area consists of six small parcels with split designations of residential and commercial Residential density across the highway is 2 du/acres and Village Regional Category Slopes of less than 25%

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
NO CHANGE to Working Copy Map						
124	<p><i>Greg Lambron</i></p> <p>Located southwest of Eucalyptus Hills.</p> <ul style="list-style-type: none"> 177.94 acres Predominantly Semi-Rural category, adjacent to Village category to the south <p>APN: 379-011-01</p>	1 du/ 1,2,4 and 7.3 du/acre	1 du/acre and 7.3 du/acre	Expand RS7 rezone line to the north	Keep designations as shown on GP2020 Working Copy Map	<p>DISAGREE - Retain <u>split designation</u> as shown on Working Copy Map</p> <ul style="list-style-type: none"> Active case Multiple Species Conservation Plan Hardline development/preservation area Working Copy map placed the split in density designations in the same location as shown on the existing General Plan Consistent with County policy on Hardline areas
125	<p><i>W. Jay Pulver</i></p> <p>Located in an area where densities vary from 14.5 to 24 du/ acre.</p> <ul style="list-style-type: none"> Total approximately 2 acres Village Core category <p>APNs: 388-260-43, 44 to 46 388-260-49 to 51, 54</p>	14.5 du/acre	14.5 du/acre	29 du/acre unless deleted, then 24 du/acre	14.5 du/acre	<p>DISAGREE - Retain <u>14.5 du/acre</u></p> <ul style="list-style-type: none"> Existing parcel sizes are too small to support high-density development 24 du/acre could be appropriate if site is redeveloped and access improved Site currently developed with single family homes

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
126	<p><i>Leonard and Monica Teyssier, Philip Teyssier (Atomic Investments, Inc and Teyssier and Teyssier Inc)</i></p> <p>Barona Area, located east of Barona and west of El Capitan Open Space Preserve.</p> <ul style="list-style-type: none"> Each parcel is 20 acres Rural Lands category <p>APNs: 330-080-04 to 07</p>	1 du/ 4,8,20 acres	1 du/40 acres	Retain existing zoning	1 du/ 4,8,20 acres	<p>DISAGREE - Retain <u>1 du/40 acres</u></p> <ul style="list-style-type: none"> Steep slopes of over 25% and 50% so subdivision is not likely even under existing General Plan Outside the County Water Authority boundary Groundwater dependent Remote from public services (e.g. fire protection) Wildcat Canyon Rd provides the only access
127	<p><i>Angeline Strommet and Josephine Albano</i></p> <p>North of Lindo Lake.</p> <ul style="list-style-type: none"> 0.25 acres Village Core Regional Category <p>APN: 394-061-18</p>	43 du/acre (29 du/ ac)	24 du/acre	Opposes plan	24 du/acres	<p>DISAGREE - Retain <u>24 du/acre</u></p> <ul style="list-style-type: none"> 24 du/acre is the highest density designation offered by GP2020 framework Buildout at 43 du/acre would not be feasible nor compatible with character of community

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
128	<p><i>Jayson and Phyllis Durham</i></p> <p>Near SR67 between San Vicente Reservoir and Sycamore Canyon Open Space Preserve.</p> <ul style="list-style-type: none"> ▪ 71.72 acres ▪ Rural Land category <p>APN: 324-051-06</p>	1 du/ 4,8,20 acres	1 du/40 acres	1 du/ 4 acres	1 du/ 4,8,20 acres	<p>DISAGREE - Retain <u>1 du/40 acres</u></p> <ul style="list-style-type: none"> ▪ Outside the County Water Authority boundary ▪ Remote from most public services ▪ Surrounded by Multiple Species Conservation Plan Preapproved Mitigation Area (including San Vicente Reservoir and Sycamore Canyon Open Space Preserve) ▪ Nearly 50% of parcel has slopes over 25% ▪ Within a Resource Conservation Area

GENERAL PLAN 2020 REFERRAL MATRIX

OTAY

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
NO CHANGE to Working Copy Map						
129	<i>Todd Galarneau</i> Otay Ranch (Village 15), located north of reservoir in the northern portion of plan area.	Specific Plan (3.190) Active	Specific Plan	No changes	No CPG/CSG	AGREE with <u>Specific Plan designation</u> <ul style="list-style-type: none"> ▪ NO CHANGE PROPOSED ▪ Active case (TM 5324) – proposing 232 lots

GENERAL PLAN 2020 REFERRAL MATRIX

RAMONA

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
CHANGE to Working Copy Map						
Compromise with Property Owner Request						
130	<p><i>Carol Leone</i></p> <p>Located immediately south of San Diego Country Estates (old Specific Plan at 2 du/acre). Surrounded by 1 du/4 acres and 1 du/10 acres to the south and public or Public/Semi-Public and Tribal Lands to the east and west</p> <ul style="list-style-type: none"> 200 acres Rural Lands category <p>APNs: 288-081-01 to 03</p>	1 du/4,8,20 acres	1 du/40 acres	Maintain existing density (1 du/4,8,20 acres)– limit density reductions and/or provide adequate equity mechanism	Retain Working Copy designations	<p>COMPROMISE of 1 du/10 acres</p> <ul style="list-style-type: none"> Located away from the Village Area serves as a critical wildlife corridor Comparable density is warranted to fit in with surrounding semi-rural development pattern High density would perpetuate sprawl development pattern far from the Village and would eliminate value of area as a wildlife corridor 1 du/10 acres is also consistent with surrounding development, does not compromise viability of corridor, and does less to perpetuate sprawl in the area

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
131	<p><i>Ivan Fox</i></p> <p>Located immediately south of San Diego Country Estates (old Specific Plan at 2 du/acre). Property is surrounded by 1 du/4 acres and 1 du/10 acres to the south and public or Public/ Semi-Public and Tribal Lands to the east and west</p> <ul style="list-style-type: none"> 326.97 acres Rural Lands category <p>APNs: 288-090-15, 16 331-031-08</p>	1 du/4 acres	1 du/40 acres	1 du/4 acres	Retain Working Copy designations	<p>COMPROMISE of <u>1 du/10 acres</u></p> <ul style="list-style-type: none"> Active case (TM 5254) Located away from the Village Area serves as a critical wildlife corridor, however, more density is warranted due to surrounding development pattern Higher density request would perpetuate sprawl development pattern far from the Village and would eliminate value of area as a wildlife corridor 1 du/10 acres is also consistent with surrounding development, does not compromise viability of corridor, and does less to perpetuate sprawl in the area
132	<p><i>James Chagala</i></p> <p>Located west of the Village off of Hwy 67.</p> <ul style="list-style-type: none"> Approx. 77 acres <p>APNs: 283-055-28 to 32</p>	1 du/4 acres	1 du/10 acres	1 du/2 acres	Retain Working Copy designations	<p>COMPROMISE of <u>1 du/acre</u> and <u>1 du/10 acres</u></p> <ul style="list-style-type: none"> Small area adjacent to 1 du/acre and Town Center was assigned 1 du/acre to conform with adjacent parcelization and allow some development in portion of property in the Village; remaining parcels retained at 1 du/10 acres Retaining the balance of this area at a lower density maintains separation between communities which helps retain community character Biological constraints Portion of area is located within floodplain

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
						<ul style="list-style-type: none"> Portions of the property adjoin an important wildlife corridor
133	<p><i>Mooney & Associates</i></p> <p>Davis-Eagle Ranch, located in the northeastern portion of the Ramona Grasslands.</p> <ul style="list-style-type: none"> 1231 acres Rural Lands category 	Specific Plan and Public/Semi-Public (zoned for industrial uses)	1 du/40 acres	1 du/10 acres and retain in industrial zone	Retain Working Copy designations	<p>COMPROMISE based on Grasslands Project (densities to be determined)</p> <ul style="list-style-type: none"> Located in the northeastern portion of the Ramona Grasslands Constrained by some steep slopes and very high biological sensitivity Minimal to no development along with a transfer of development rights is being considered for this property through the Ramona Grasslands project
134	<p>Oak Country Estates, located in the eastern portion of the Ramona Grasslands.</p> <ul style="list-style-type: none"> 768 acres Rural Lands category 	Specific Plan	1 du/40 acres and 1 du/10 acres	1 du/10 acres	Retain Working Copy designations	<p>COMPROMISE based on Grasslands Project (densities to be determined)</p> <ul style="list-style-type: none"> Located in the eastern portion of the Ramona Grasslands Constrained by high biological sensitivity An increase in density on portions of the property may be considered through the Ramona Grasslands project
135	<p><i>Leonard and Monica Teyssier Family Trust</i></p> <p>The first seven properties are located on the NE end of the Ramona Grasslands</p> <ul style="list-style-type: none"> Approx. 200 acres Rural Lands category 	1 du/4 acres	1 du/20 acres 1 du/40 acres 1 du/80 acres	Oppose the downzone	Retain Working Copy designations	<p>COMPROMISE based on Grasslands Project (densities to be determined)</p> <ul style="list-style-type: none"> Constrained by very steep slopes (25-50% slope) High biological sensitivity The Grasslands Project is in process and may allow for a density transfer or some other land use that will be more amenable to the property owner

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
	APNs: 279-030-06 to 08, 02, 10 279-010-09, 16 246-110-06 (Sutherland Dam area)					
136	<p><i>Jim Whalen (representing Gildred Family)</i></p> <p>NW Ramona, located in the northwestern portion of the Ramona Grasslands.</p> <ul style="list-style-type: none"> 1100 acres (18 parcels) Rural Lands category 	1 du/4 acres	1 du/40 acres	1 du/40 acres; if no grasslands project, retain existing density.	None	<p>COMPROMISE based on Grasslands Project (densities to be determined)</p> <ul style="list-style-type: none"> Located in the northwestern portion of the Ramona Grasslands Constrained by steep slopes and very high biological sensitivity Some development along with a transfer of development rights is being considered for this property through the Ramona Grasslands project
137	<p><i>Hadley Johnson</i></p> <p>The first seven properties are located on the NE end of the Ramona Grasslands</p> <ul style="list-style-type: none"> Approx. 200 acres Rural Lands category <p>APNs: 279-030-02, 06 to 08 279-030-10, 11 279-010-09, 19</p>	1 du/4,8,20 acres	1 du/40 acres	Consistent with TM	Retain Working Copy designations	<p>COMPROMISE based on Grasslands Project (densities to be determined)</p> <ul style="list-style-type: none"> Active case (TM 5194) Constrained by very steep slopes (25-50% slope) High biological sensitivity The Grasslands Project is in process and may allow for a density transfer or some other land use that will be more amenable to the property owner

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
NO CHANGE to Working Copy Map						
138	<p><i>Lee Vance</i></p> <p>Mt. Woodson area, located in the far western portion of the CPA just southwest of the Mt. Woodson Specific Plan.</p> <ul style="list-style-type: none"> 40 acres Rural Lands category <p>APN: 278-081-02</p>	1 du/4 acres	1 du/20 acres	Opposition not specified	None	<p>DISAGREE - Retain <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> The majority of the site is between 25-75% slope and has limited access – the surrounding area is at 1 du/20 acres for this reason Separate from the Village and planned higher density uses Existing plan would only allow for 1 du/8 acres and 1 du/20 acres based on slope criteria
139	<p><i>Michael Poynor (representing Joan Kearney and Ramona Ridge Estates)</i></p> <p>Near Boundary Rd</p> <ul style="list-style-type: none"> Semi-Rural category <p>APNs: 283-061-15 to 17</p>	1 du/2 acres	1 du/10 acres	1 du/2 acres		<p>DISAGREE- Retain <u>1 du/10 acres</u></p> <ul style="list-style-type: none"> This property has been purchased by the Ramona Unified School District.
140	<p><i>Michael Poynor (representing Joan Kearney and Ramona Ridge Estates)</i></p> <p>Ramona Ridge Estates</p> <ul style="list-style-type: none"> 219 acres Rural Lands category 	1 du/40 acres	1 du/80 acres	1 du/40 acres	Retain Working Copy designations	<p>DISAGREE - Retain <u>1 du/80 acres</u></p> <ul style="list-style-type: none"> Located east of the Village and the County Water Authority boundary Groundwater dependent (east of County Water Authority boundary) Steep terrain (about half of subject property has 25-50% slope) Distance from the Village High level of biological/species sensitivity

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
	APN: 286-041-25					
141	<p><i>William Schwartz</i></p> <p>Monte Vista Ranch, located south of the Village, extending to the southern end of the CPA in some areas.</p> <ul style="list-style-type: none"> ▪ Approx. 4,000 acres ▪ Rural Lands category 	Specific Plan Area (.20) (1 du/5 acres)	1 du/40 acres	Request not specified	Retain Working Copy designations	<p>DISAGREE - Retain <u>1 du/40 acres</u></p> <ul style="list-style-type: none"> ▪ The area is distant from the Village and is separated from Semi-Rural areas by steep slopes ▪ The property has a high level of biological value and portions serve as a critical wildlife corridor ▪ Contains steep slopes ranging from 25-75% ▪ Lack of sufficient access (Mussey Grade, etc.) to this area ▪ Official community recommendation is 1 du/40 acres

GENERAL PLAN 2020 REFERRAL MATRIX

SPRING VALLEY

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
NO CHANGE to Working Copy Map						
142	<p><i>Lee Vance</i></p> <p>Panorama Ridge, located on the top of Dictionary Hill in center of Spring Valley.</p> <ul style="list-style-type: none"> ▪ 182 acres ▪ Village category <p>APN: 579-013-11</p>	Specific Plan Area (1.95)	2 du/acre	Retain Specific Plan Area designation	Retain Specific Plan Area designation	<p>DISAGREE - Retain <u>2 du/acre</u></p> <ul style="list-style-type: none"> ▪ Active case ▪ Proposed density designation of 2 du/ acre is nearly identical to Specific Plan density of 1.95 ▪ Proposed change does not affect the approved Specific Plan ▪ Community Plan policies regarding development of the site may be retained provided they are consistent with GP2020

GENERAL PLAN 2020 REFERRAL MATRIX

SWEETWATER

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
NO CHANGE to Working Copy Map						
143	<p><i>Lee Vance</i></p> <p>American Baptist Homes of the West. Near intersection of SR54 and SR125.</p> <ul style="list-style-type: none"> ▪ 9.73 acres ▪ Village category <p>APN: 586 051 03</p>	2 du/acre	2 du/acre	10.9 du/acre	2 du/acre	<p>DISAGREE - Retain <u>2 du/acre</u></p> <ul style="list-style-type: none"> ▪ Located in a developed area of half-acre lots and single family homes ▪ Parcel is site of historic Grant House ▪ Site is currently processing a major use permit for senior assisted living facility

GENERAL PLAN 2020 REFERRAL MATRIX

VALLE DE ORO

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
CHANGE to Working Copy Map						
Agree with Property Owner Request						
144	<p><i>William Schwartz (representing John and Terry Lamp)</i></p> <p>1 du/10 acre area adjacent to and east of Jamacha Blvd. In the eastern portion of the plan area.</p> <ul style="list-style-type: none"> 49 acres Semi-Rural category <p>APN: 518-010-51, 52</p>	1 du/10 acres	1 du/10 acres	1 du/acre and still allow agriculture	1 du/10 acres	<p>AGREE with <u>1 du/acre</u></p> <ul style="list-style-type: none"> Access to Jamacha Blvd Neighboring densities are generally higher than 1 du/acre
NO CHANGE to Working Copy Map						
145	<p><i>Lee Vance (representing Cottonwood Golf Course)</i></p> <p>Cottonwood Golf Course, southeast of Jamacha Rd, Willow Glen Dr (in and along the Sweetwater River).</p> <ul style="list-style-type: none"> 297 acres 	1 du/4,8,20 acres	Public/Semi-Public and Preserve Land (no density has been identified for this designation)	Add to the Rancho San Diego Specific Plan area—add 300 dwelling units to the existing Rancho San Diego Specific Plan	1 du/4,8,20 acres (preserve the floodplain area as resource – wildlife corridor, aesthetic, floodplain, etc)	<p>DISAGREE – Change area in golf course to <u>open space</u> and <u>1 du/20 acres</u> for areas in floodplain outside golf courses</p> <ul style="list-style-type: none"> In mapped floodplain for the Sweetwater River In VDO Resource Conservation Area # 1 A golf course exists on the property today Similar situations in other areas of the county are designated at Public/Semi-public and Preserve Land (Golf Courses would change to Open Space) or a Rural density of 1 du/20 or 40 acres (in the Flood plain)

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
146	<p><i>Lee Vance</i></p> <p>Eastern central portion of the plan area, north of Jamul Dr and south of the Sweetwater River. Adjacent to the Jamul/Dulzura planning area.</p> <p>APNs: 518-030-36 to 38</p>	1 du/10 acres	1 du/10 acres	More discussion with staff to increase density	1 du/10 acres (historic ranch)	<p>DISAGREE - Retain <u>1 du/10 acres</u></p> <ul style="list-style-type: none"> ▪ Under Williamson Act Contract (at 160-acre minimum parcel size) ▪ Current use is a ranch ▪ Partial interest in the property requests 1 du/10 acres ▪ Supports planning group recommendation
147	<p><i>Jon Cloud</i></p> <p>Northeastern portion of the plan area between Willow Glen Dr and the Sweetwater River. Adjacent to the Crest/Dehesa plan area.</p> <ul style="list-style-type: none"> ▪ 34 acres <p>APNs: 517-050-04, 06, 10, 11 517-041-14</p>	1 du/4,8,20 acres (in floodplain)	1 du/10 acres	1 du/1 or 4 acres	1 du/4,8,20 acres	<p>DISAGREE - Change to <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> ▪ In mapped floodplain for the Sweetwater River ▪ In VDO Resource Conservation Area # 1 ▪ Similar situations in other areas of the county are designated at a Rural density of 1 du/20 or 40 acres